



Downtown Development Authority of Colorado Springs
Board of Directors Meeting
April 10, 2018 at 8 am
111 S. Tejon St., Plaza of the Rockies North Tower, Suite 703

Board members present: Aaron Briggs, Jordan Empey, Steve Engel, Jeff Finn, Jill Gaebler, Chris Jenkins, Dot Lischick, Jessica Modeer, Darsey Nicklasson, Ingrid Richter and Tony Rosendo

Staff: Susan Edmondson, Sarah Humbargar, Laurel Prud'homme, Ana Valdez, Alex Armani-Munn and Margo Baker

Guests: Ryan Tefertiller and Peter Wysocki

Welcome

Steve Engel called the meeting to order at 8:05 a.m. He congratulated board for the work done towards the city achieving the No. 2 "Best Place to Live" designation by U.S. News & World Report. He introduced new board members Jordan Empey and Jeff Finn and board introduced themselves. Jordan is officially seated and a voting member; Jeff's first meeting as a voting member will begin in July.

Minutes

Board reviewed minutes dated March 13, 2018. Following a motion by Ingrid Richter, seconded by Tony Rosendo, minutes were approved unanimously.

Financials

Board reviewed financials dated March 31, 2018.

Grants

Ingrid moved to approve the annual job retention grant of \$20,000 to Kinder Morgan, seconded by Chris Jenkins and approved unanimously.

Sarah Humbargar reported that the Coquette's grant is closed and has been paid. Sarah reported that after a few months of conversation with the owners of Chiba Bar (formerly V-Bar) regarding façade improvements it was determined the exterior improvements did not meet the level required for a competitive application.

State of Downtown

Susan asked the board for feedback regarding the third annual State of Downtown report release and reception. The report was designed so that it will be useful year round and will be sent out in the mail this week. Board said the event and report were both done well and suggested aligning some messaging with the Convention and Visitors Bureau Destination Master Plan.

Project updates

Artspace: Sarah reported that after months of negotiation the ArtSpace contract has been signed, and the first payment has been made. Staff is gearing up for a visit with ArtSpace staff on April 25. A separate meeting is scheduled to discuss the project transition from Colorado Springs Creative Collaborative to DDA. David Lord joined the ad hoc committee for the transition. The Memorandum of Understanding between DDA and the Collaborative still needs to be signed.

Gateways: Sarah provided an overview of the gateway plan, reporting that the plan by Kimley Horn essentially reduces gateways from nine (as called out in the Experience Downtown Plan) to seven locations. Treatments include lighting, signage, public art, hardscape, landscape, mobility and site treatments.

Phase 1 and 2 are estimated at \$1.1 million, with a goal of having everything completed by 2019 before the Olympic Museum opens. Phases are not sequential by location but rather by level of treatment, signage, landscaping, etc. Sarah stated the approach she advises is for DDA to take the lead on capital costs and determine partners for site maintenance agreements.

Aaron Briggs moved to approve the direction and level of funding for the project, create a design committee to review detailed plans and submit final tranches of funding to the board for approval, seconded by Chris and approved unanimously. Tony, Jeff Finn, Darsey Nicklasson, Ingrid and Chris agreed to be on the committee.

Bike share: Susan reported that Jolie NeSmith has been hired as the Executive Director for PikeRide. The upcoming schedule will be intense until launch date. In May, docks will be installed and bikes assembled. On April 23 City Council work session will discuss an ordinance concerning licensing and permitting of bike share systems.

New business

Susan and Sarah shared their observations, informed both by data and confidential knowledge regarding several businesses, that Downtown retail is at a pivotal transition that is not merely another market cycle. Susan stated that DDA can and needs to play a meaningful role in ensuring the continued presence of healthy retail.

Sarah reported that DDA now receives sales tax data on a monthly basis that correlates to fairly precise locations. January figures show that within the BID retail sales tax is down 8 percent from last year, which is not reflective of citywide growth trends. While attendance at Downtown events has increased substantially and restaurant business is up, retail is down. Board discussion followed.

Peter Wysocki left the meeting at 9:56 a.m.

It was agreed that Sam Eppley, Chris Jenkins, and Jessica Modeer shall form an ad hoc task force to review retail matters. Sales tax data will continue to be collected and analyzed to determine emerging patterns.

Adjourn

Board voted to go into executive session at 9:45 to discuss contract matters regarding Cottonwood Center for the Arts.

Board emerged from executive session. Tony Rosendo moved to authorize staff to engage in discussions and negotiations with Cottonwood staff and board regarding DDA's Cottonwood note and potential opportunities from third parties to pay off Cottonwood's mortgage.